

**WORKSHOP FOR LEASE / SALE  
IN GIANG DIEN INDUSTRIAL ZONE**

*(Applied for 2011)*

<b>LOCATION</b>	Located in Giang Dien and An Vien communes, Trang Bom District and Tam Phuoc communes, Bien Hoa City, Dong Nai Province.
<b>OWNER</b>	<p align="center"><b>SONADEZI CORPORATION</b></p> <p>Add : No.1, Road 1, Bien Hoa 1 IZ, Bien Hoa City, Dong Nai Province Tel : (84.61) 8860 561/ 8860 562 Fax : (84.61) 8860 573 E-mail : <a href="mailto:marketing@sonadezi.com.vn">marketing@sonadezi.com.vn</a> Website : <a href="http://www.sonadezi.com.vn">www.sonadezi.com.vn</a></p>
<b>TOTAL AREA</b>	<ul style="list-style-type: none"> <li>- A workshop includes: production area, office, infrastructure (motorcycle shed, guardhouse, green area, internal road,...)</li> <li>- <b>Workshop A: 3,168 sqm</b> Production Factory: 36 m x 72 m = 2,592 sqm Office building (2 floors): 36 m x 8 m x 2 = 576 sqm</li> <li>- <b>Workshop B: 2,640 sqm</b> Production Factory: 30 m x 72 m = 2,160 sqm Office building (2 floors): 30 m x 8 m x 2 = 480 sqm</li> </ul>
<b>RENTAL PRICE &amp; PAYMENT METHOD</b>	<ol style="list-style-type: none"> <li>1. Prices: <b>US\$ 3.0/ sqm /month</b> (not inclusive VAT) (for workshop and office area only) and increase 15% after every five years.</li> <li>2. Management fee: <b>US\$ 0.75 /sqm/ year</b> (not inclusive VAT )(for land area)</li> <li>3. Deposit: <b>3 months</b></li> <li>4. Payment methods: <b>paid quarterly</b>, at the first month of each quarter of every year.</li> <li>5. Minimum Leasing Period: <b>5 years</b></li> </ol>
<b>SELLING PRICE</b>	<ol style="list-style-type: none"> <li>1. Factory A : 3,168 sqm: <b>18,700,000,000VND</b> (not inclusive VAT)</li> <li>2. Factory B : 2,640 sqm: <b>15,900,000,000VND</b> (not inclusive VAT)</li> </ol> <p>The above selling price is inclusive using land fee, business space rental and management fee for the leasing period of 47 years. (The price is subject to negotiation)</p>
<b>SPECIFICATIONS</b>	
<b>GENERAL INFORMATION</b>	
Location	Attached drawing of Giang Dien
Land area	About 4,940 sqm – 5,590 sqm

<b>OFFICE BUILDING</b>	
Conditioner system	Air conditioners
Lighting system	Fluorescent lamps, emergency lights, exit lights
Electrical system	Distribution cabinet, switches and sockets.
Telephone system	LAN (local area network) and sockets
Fire protection system	Smoke detector, emergency switch, fire alarm, fire cabinet
<b>OTHER ITEMS</b>	
Foundation	Reinforced concrete (R/C) foundation, ceramic tiles
Floor	R/C floor with granite tile;
The door/window	Aluminum frame
Elevation	R/C structure, natural Granite tiles, stainless steel handrail
Ceiling	Gypsum board, frame (ground floor and first floor)
Roof	Insulating colourful stainless Kliplok steel
Insulation	Polynum
Structure	R/C frame
The wall	Emulsion paint, trowel
Sanitary system	Fully installed
<b>PRODUCTION FACTORY</b>	
Lighting system	Incandescent lamps
Electrical system	Distribution cabinet
Fire protection system	Fire cabinet
Lightning-rod	Fully installed
<b>OTHER ITEMS</b>	
The door/window	Aluminum/iron frame
The rooler door	The rooler door, automatic motor;
Balcony & stairs from the first floor office down the production factory	R/C balcony, steel elevation, 1.0 (one) meter width, steel handrail
Roof	colourful stainless Kliplok steel

Insulation	Polynum space
Structure	R/C & steel frame
The wall	200 - mm brick (trowel, emulsion paint), colourful stainless steel partition
Sanitary system	Fully installed
<b>GUARD HOUSE</b>	
Area	12 sqm
Conditioner system	Ventilation fan
Lighting system	Fluorescent lamps
Electrical system	Distribution cabinet, switchs and sockets
Telephone system	Sockets
<b>OTHER ITEMS</b>	
Foundation	Reinforced concrete (R/C), ceramic tiles
The door/window	Aluminum frame
Ceiling	Gypsum board ceiling with aluminum frame
Structure	R/C structure
The wall	200 - mm brick (trowel, emulsion paint)
Sanitary system	Fully installed
<b>GATE</b>	8 m in width with electric motor
<b>MOTORCYCLE SHED</b>	
Area	93.72 sqm
Lighting system	Fluorescent lamp
<b>PUMP STATION FOR FIRE FIGHTING</b>	
Underground tank	R/C structure, volume of 100 cqm
Water pump station	Fully installed
Diesel pump	54 cqm/h, fully installed
Electrical pump	54 cqm/h, fully installed
Small pump	Fully installed
Electrical system	Distribution cabinet

<b>OUTSIDE AREA</b>	
Lighting system	Outside the workshop
Fire protection system	Fire cabinet, water supply poles
Storm drainage system	Connected to storm drainage system in Giang Dien IZ
Wastewater drainage system	Connected to wastewater drainage system in Giang Dien IZ
Flagpole	Stainless steel pole
Fence	2m in height, open fence or close fence depend on the location of land
Company name	Natural Granite
Green	Around the factory
Toilet for workers	About 41.54 sqm, fully installed

For any further information, please contact:

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